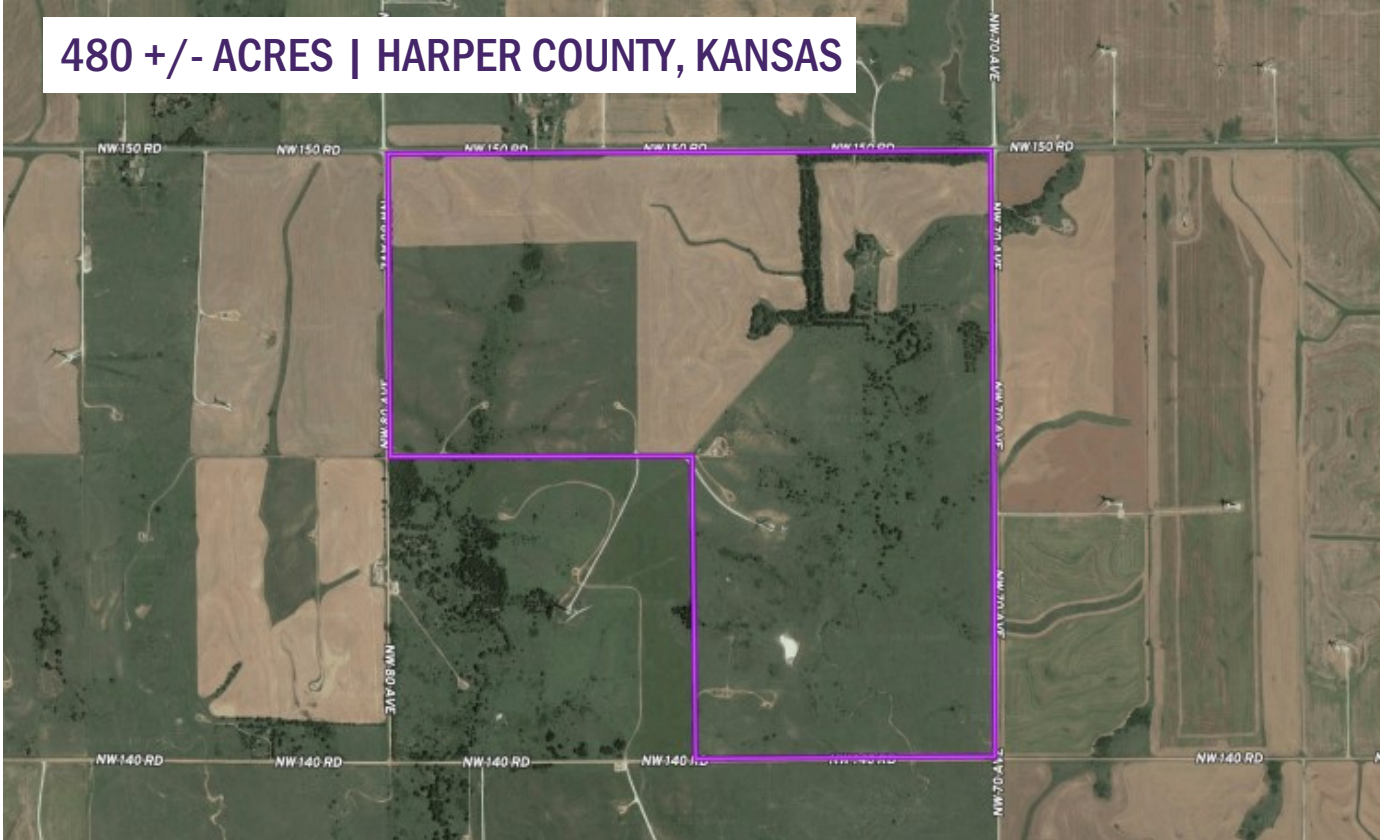


# LAND FOR SALE

480 +/- ACRES | HARPER COUNTY, KANSAS



**Legal Description:** E ½ & NW ¼ less road right of way of 10-31-8W in Harper County, KS

**Location:** Located 9 miles north of Attica and 2 miles east.

**Description:** This 480 +/- acre property in Harper County, Kansas, offers a diverse mix of land types, making a versatile investment opportunity. 221.76 acres are in cultivation, 89.66 acres are to hay meadow that is not fenced, and the balance is pasture which is fenced. There is a rural water line to the property and blacktop frontage. A solar well and electricity are available. FSA information: 470.76 acres farmland, 310.78 acres cropland. 177.1 acres wheat base with a 30 bu. Yield, 10.4 acres barley with a 38 bu. Yield. There are two water wells available for irrigation development. Water rights have been approved for 224 acre feet of water.

**Taxes:** \$1,937.36 - 2022 Taxes will be prorated to the date of closing.

**Possession:** Possession of grass will be upon closing. Possession of the cultivation will be after 2024 wheat harvest. Buyer will receive 1/3rd of wheat and shall be responsible for ½ of fertilizer, chemicals, and crop insurance.

Listed at \$1,056,000

**Gene Francis - Broker & Auctioneer**  
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